

FOR LEASE!

116,323 SQ FT



**Institutional
Ownership
NUVEEN
REAL ESTATE**



**Excellent Access
to Hwy 290, 610,
and Beltway 8**

OFFICE / WAREHOUSE/ SHOWROOM



**Prominent
End-Cap Space**



**Central
Infill Location**

**IRREPLACEABLE IN-FILL LOCATION
ON HEMPSTEAD HIGHWAY**

Hempstead Highway Distribution Center provides a strategic location on Hempstead Highway and an outstanding corporate identity with prominent signage available. This close in northwest location and Class A building is a unique opportunity.

PROPERTY HIGHLIGHTS

- Prominent End Cap Location
- Cross-Dock Loading
- 11,020 SF Office/Showroom
- 24' Clear Height
- Sixteen (16) Dock Doors
- One (1) Interior Dock Well
- Four (4) Ramp Doors
- Outstanding Ingress/Egress
- Hempstead Highway Address
- ESFR Sprinklered

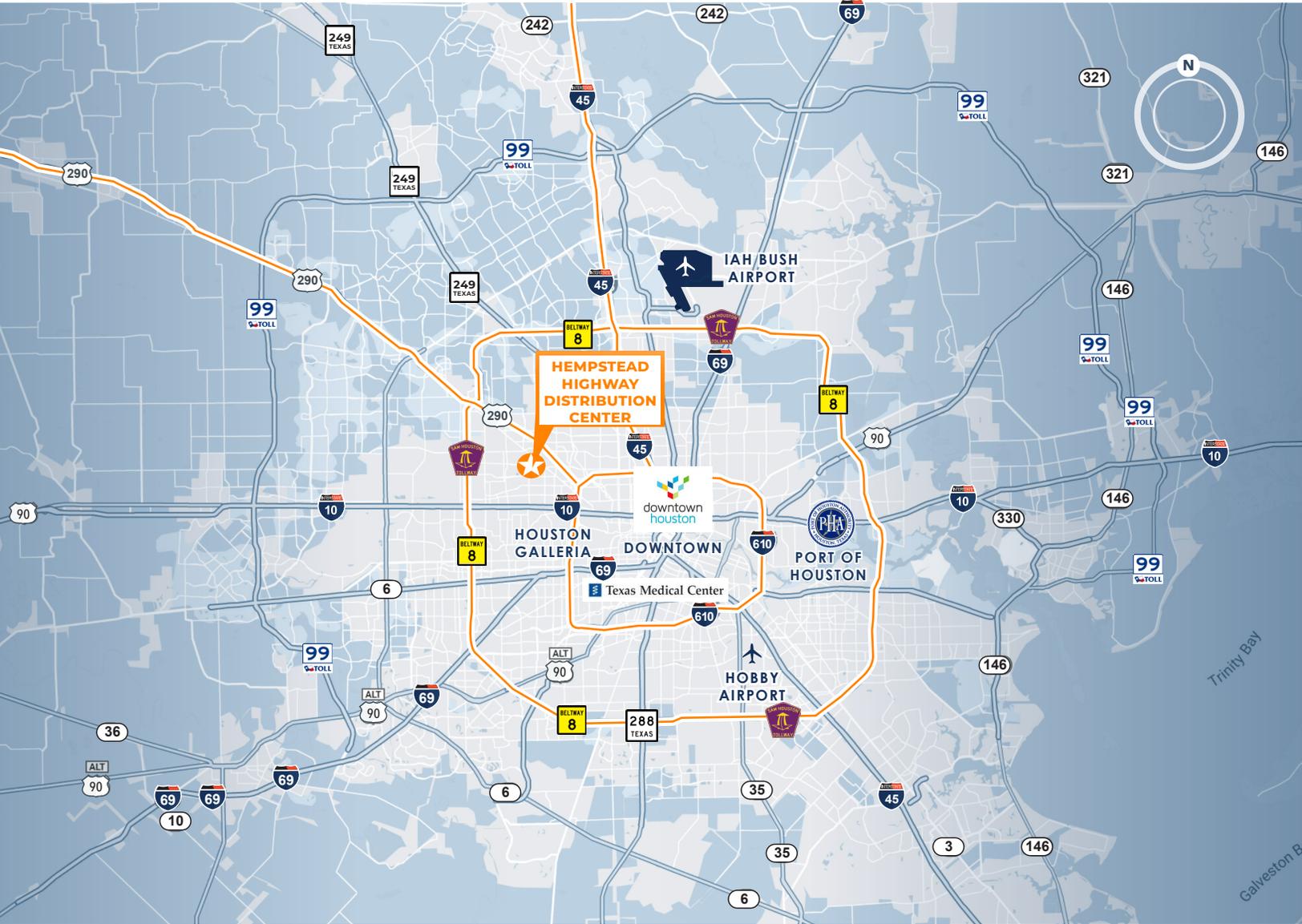
LEASING INFORMATION

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MAJOR ACCESS POINTS

IAH BUSH AIRPORT 25 MILES	DOWNTOWN 10 MILES	PORT OF HOUSTON 20 MILES
HOUSTON GALLERIA 8 MILES	MEDICAL CENTER 16 MILES	HOBBY AIRPORT 23 MILES

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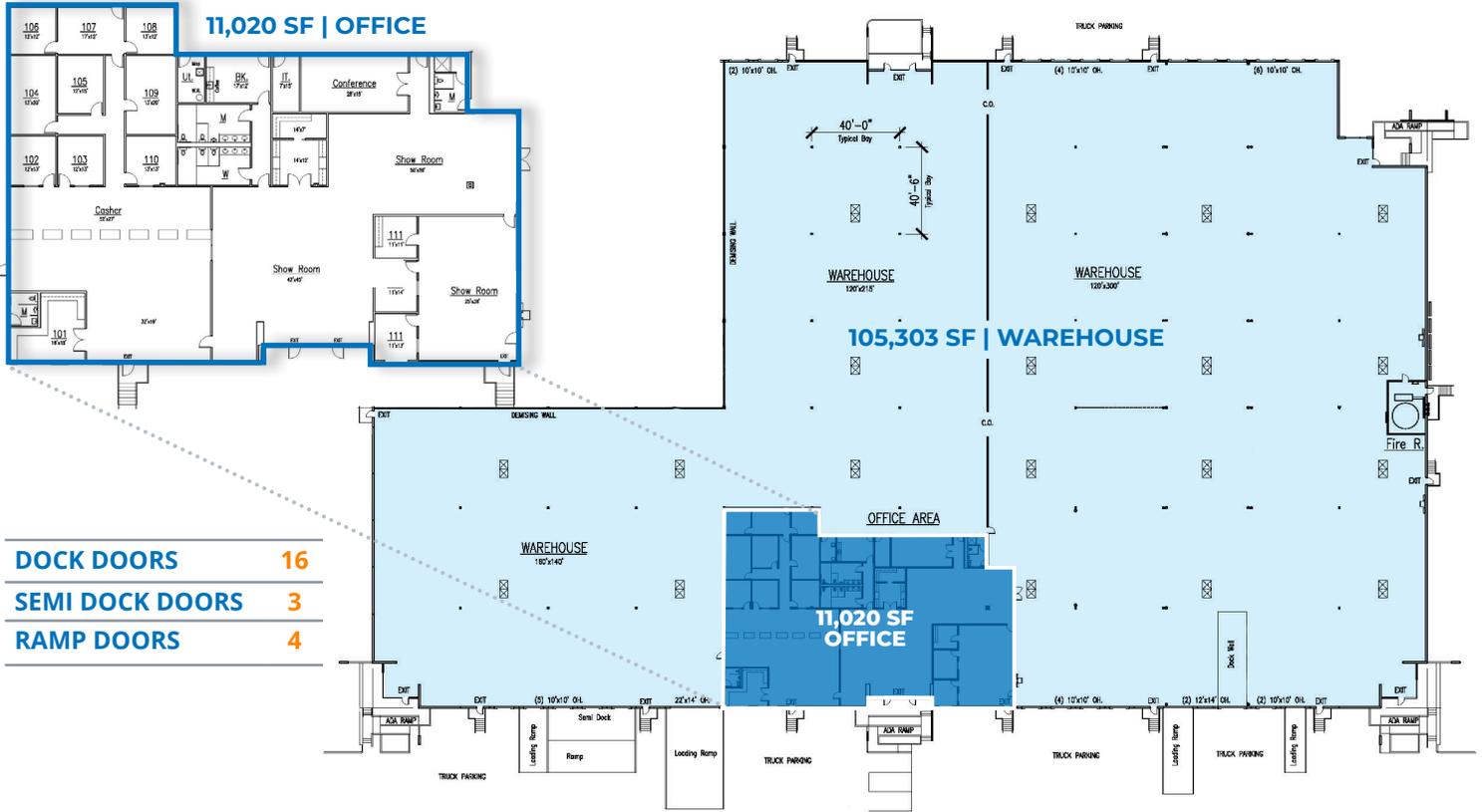
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FLOOR PLAN



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